



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2205523

Applicant Name: Matt Hutchins

Address of Proposal: 9015 Fremont Avenue N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are:
A) 2051 square feet, and B) 3661 square feet. Existing structure to remain.

The following approval is required:

Short Subdivision - To subdivide one parcel into two. (SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: L1

Date of Site Visit: NA

Uses on Site: Single Family Residential

Substantive Site Characteristics: The site is part of a block-deep strip of L1 zoning on the west side of Fremont Avenue North, otherwise surrounded by SF zoning. There are duplexes to the north and south of the subject site. There is a City Light transmission line running behind the property, and so the property lines of the nearest westerly single family properties are more than 60 feet away. Fremont Avenue North lacks curbs, gutters and sidewalks. There are several trees greater than 6-inch caliper, but they are located in areas not subject to disturbance under this application, nor necessarily likely to be disturbed under future development.

Public Comment

One comment letter received, requesting to be advised of the Department decision.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. With a second complying open space shown for Parcel A, and the existing driveway removed, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision will provide adequate vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area; therefore SMC

25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

- Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
- Show code-complying open space for the existing duplex on Parcel A.

Conditions of Approval Following Recording

Prior to issuance of any building permit

The owner(s) and/or responsible party(s) shall

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Prior to finaling of any building permit for a principal structure on Parcel A

3. A legal parking space shall be installed on Parcel B, including removal of the existing driveway on Parcel A.

Prior to any separation of ownership

The owner(s) and/or responsible party(s) shall

3. Remove existing driveway and legally establish a parking space for the duplex on Parcel A.

Signature _____ (signature on file) Date April 21, 2003
Paul M. Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services